



ZONING CASE: Z2005-243

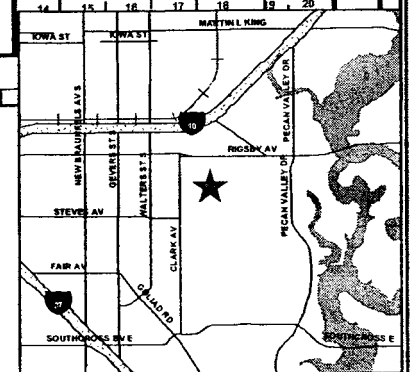
City Council District No. 3
 Requested Zoning Change
 From "C-2" To "R-4"

Date: December 15, 2005

Scale: 1" = 200'



C:\Nov. 1. 2005



CASE NO: Z2005243

Staff and Zoning Commission Recommendation - City Council

Date: December 15, 2005

Zoning Commission Meeting Date: November 15, 2005

Council District: 3

Ferguson Map: 651 E1

Applicant:

H L H Properties, LP

Owner:

Harry Hausman

Zoning Request: From "C-2" Commercial District to "R-4" Residential Single-Family District

Lots 30 through 32; Block 25, NCB 3200

Property Location: 1523 and 1525 Bailey Avenue

West of the Intersection of Elgin Avenue and Bailey Avenue

Proposal: For residential use

Neighborhood Association: Sunny Slope Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is currently vacant and located west of the intersection of Elgin Avenue and Bailey Avenue. The surrounding properties contain single-family homes and a few vacant lots.

The property was originally zoned "F" Local Retail District which permitted a variety of uses including residential, retail, and service uses. The properties to the west were zoned "C" Apartment District which permitted a mixture of single-family homes and multi-family developments. These districts were converted with the adoption of the 2001 UDC. The "F" Local Retail District became the "C-2" Commercial District and the "C" Apartment District became the "MF-33" Multi-Family District. The homes that were already developed were "grandfathered" and remained on the properties.

The proposed change to "R-4" Single-Family Residential District would be appropriate at this location. The change in zoning would conform to the existing land use. The Master Plan Policies encourage the rezone of vacant property within neighborhoods in order to promote compatible redevelopment in use and intensity. Furthermore, commercial development would not be suitable at this location due to the lack of vehicular traffic and the surrounding properties.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Robin Stover 207-7945

Z2005243

ZONING CASE NO. Z2005243 -- November 15, 2005

Applicant: H L H Properties, LP

Zoning Request: "C-2" Commercial District to "R-4" Residential Single-Family District.

Grant Gaines, 111 Soledad, representing the owner, stated that they have been in contact with Sunny Slope Neighborhood Association and they are in support of the proposed down-zoning for single family development.

Staff stated there were 41 notices mailed out to the surrounding property owners, 4 returned in opposition and 4 returned in favor and no responses from the Sunny Slope Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Farias and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lots 30 through 32, Block 25, NCB 3200 at 1523 and 1525 Bailey Avenue.
2. There were 41 notices mailed, 4 returned in opposition and 4 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.